

EAST BELLEVUE COMMUNITY COUNCIL
Summary Minutes

June 3, 2003
6:30 PM

Lake Hills Community Clubhouse
Bellevue, Washington

PRESENT: Vice Chair Halgren, Councilmembers Keffe, Seal and Wiechmann

ABSENT: Mr. Bell

1. Call to Order

The meeting of the East Bellevue Community Council was called to order at 6:30 pm with Vice Chair Halgren presiding.

2. Roll Call, Flag Salute

Roll was called by the Deputy City Clerk. All Councilmembers were present with the exception of Mr. Bell. Vice Chair Halgren led the flag salute.

3. Communications: Written and Oral

Oscar Del Moro, representing the Cosmo Development Group, spoke to the Council regarding the current state of the Lake Hills Shopping Center and its vital need for redevelopment. He stated the difficulties of sustaining economic life for the Center in its present state. Mr. Del Moro reviewed the public process and community involvement in planning for the Shopping Center's future. He stated the stakeholders have worked hard and come to a consensus of what they wish to see at the Center. Mr. Del Moro asked for an opportunity to review this project with the Community Council. He stated the staff report in Council's packet indicates the next steps to move forward are in the property owner's court. Mr. Del Moro respectfully disagreed. He stated that four groups have a vested interest in this redevelopment proposal, the developer, the City, the Community and the Community Council. He reiterated his desire to work with the Community Council, hear the Council's concerns and develop a conceptual plan that will be supported by all four groups. He has heard from the City and the Community who support this endeavor. Before Cosmos invests a substantial amount of money in further developing a master plan, Mr. Del Moro asked that the Community Council provide a discussion signal to indicate if the developer is on the right track.

Jan Benson, 511 157th Avenue SE, stated that she participated on the stakeholder group and felt it was important to evaluate the potential of redevelopment of the Shopping Center in a positive light. She stated her enthusiasm for the process and conceptual design.

Pam Ashiem, 710 155th Avenue SE, stated that she too was in on the process of developing the Community's conceptual plan. She stated that she felt comfortable with the design and

Oscar's assurance in regards to provision of buffers for adjacent property owners. Ms. Ashiem stated that she was 95% in favor of the proposed design, reserving the final 5% for areas she might like to see a little different.

Bart Goft, 421 155 Place SE, inquired as to when the public hearing process for this proposal might begin. In response, Vice Chair Halgren stated that was dependent on the City and the developer. He explained that the Community Council required information from staff prior to any consideration.

Mr. Del Moro stated that formal initiation of the project was caught in a "Catch-22". The City will not proceed to the report stage until after an application has been made. The developer is hesitant to initiate the application process and necessary design work without some prior discussion with the Community Council. He stated that the City, Community and Cosmo have stepped out on a limb to engage each other. There is no application at this time. That is what makes it so much safer to dialogue at this point and get to an understanding of what everyone needs. Mr. Del Moro described the process as a four legged stool. He stated that this process now needs the Community Council to step out and participate. By the time the courtesy public hearing comes around, it is almost too late. At that point in the process, discussion becomes quasi judicial and must follow stringent guidelines.

4. Approval of Agenda

Mr. Seal moved approval of the June 3, 2003 Community Council agenda. Mr. Keeffe seconded the motion.

Vice Chair Halgren asked Council if they desired any agenda additions.

Mr. Keeffe asked that discussion of the Lake Hills Shopping Center be added to the agenda under Unfinished Business, Item 10(a).

Vice Chair Halgren stated that he had taken the liberty to speak with Council's legal advisor, Carol Morris, and she recommends that Council discussion wait until the courtesy hearing on this issue.

Mr. Keeffe clarified that his interest is solely to acquire further information.

Vice Chair Halgren requested the additions of 10(b), Right turn lane/pocket on 156th Avenue SE at SE 22nd Place; 11(b), Home occupation permit for bed & breakfast; 11(c), Clearing and grading code; and, 11(d), SE 16th roadway improvements.

Motion approving the June 3, 2003 agenda as modified by the above additions carried 4-0.

5. Public Hearing None.

6. Resolutions None.

7. Reports of City Council, Boards and Commissions None.

8. Department Reports

(a) Lake Hills Shopping Center Revitalization

Vice Chair Halgren noted staff's written report published in the Council's packet.

9. Committee Reports None.

10. Unfinished Business

(a) Lake Hills Shopping Center

Mr. Keeffe questioned the buffering of the proposed townhouses to adjacent residents. Ms. Ashiem responded that Cosmos Development had agreed to provide a 25 foot buffer.

Mr. Keeffe suggested the use of a fence-stone wall similar to that installed on 140th Avenue.

In response to Mr. Seal, Mr. Del Moro stated the renderings provided in Council's packet depict ideas with heights relative to use. He stated Cosmos desire to use sloped roofs, especially on the residential, and the traditional (vernacular) architecture that is found throughout the neighborhood. He reviewed the types of materials that could be considered.

In response to Mr. Keeffe, Mr. Del Moro stated that setting aside the provisions in the Traffic Standards Code would not be necessary. Continuing to respond, he described the maximum height of the peripheral dwelling units.

In response to Vice Chair Halgren, Mr. Del Moro stated the preliminary analysis shows that the proposal can live within the community business zoning requirements and will meet the guidelines of the Comprehensive Plan.

Responding to Mr. Keeffe, Mr. Del Moro stated that the current concomitant agreement is like a "Nehru" jacket that has gone out of style. It will prevent this project from going forward.

(b) Right turn lane/pocket on 156th Avenue SE at SE 22nd Place

Vice Chair Halgren reminded Council of last years Neighborhood Enhancement Program proposal to install a 300 foot right turn lane on 156th Avenue onto SE 22nd Place. Due to the need for additional property acquisition and related costs, the proposal was struck. He suggested that a shorter right-turn pocket could be constructed at a minimal cost and be of benefit to the community. Mr. Halgren proposed that Council send a letter to the Transportation Department requesting consideration of his suggestion and asking if such a short right-turn pocket is feasible.

There was Council discussion and consensus for Mr. Halgren to draft a letter inquiring whether a shorter right-turn pocket at 156th Avenue SE and SE 22nd Place would be feasible.

Mr. Keeffe requested an addition to the agenda. There was Council consensus to add item 10(c) to the agenda.

(c) Letter to King County Journal

Mr. Keeffe reported that he was still in the process of drafting a letter to the King County Journal regarding their editorial in which they referred to the Community Council as discredited. He stated that he was open to ideas from Council regarding the proposed letter.

11. New Business

(a) Assisted Care Facility's Emergency Access onto 148th Avenue just south of SE 16th

Vice Chair Halgren noted that staff's response provided in the desk packet explained the signage at that location.

Mr. Keeffe stated that this was a local enforcement issue.

(b) Home occupation permit for bed & breakfast

Vice Chair Halgren stated he placed this application on the agenda to draw Council's attention to the matter. The bed & breakfast is located at 1844 140th Avenue SE. There was Council agreement to request that staff provide the Council with a copy of the application and other applicable file documents.

(c) Clear and Grade Code

Vice Chair Halgren suggested that the East Bellevue Community Council request a staff report on the proposed 2003 Clear & Grade Code Amendments. There was Council consensus.

(d) SE 16th Street Roadway Improvements

Vice Chair Halgren noted the flyer regarding the SE 16th (145th Place SE to 148th Avenue SE) roadway improvement project. He suggested that this item be considered as a future agenda topic.

12. Continued Communications

Bart Goft stated that the missing street sign on SE 4th and 156th Avenue that he had reported at the last meeting had been replaced. He thanked Council for their part in its replacement.

Bill Serr thanked Cosmos Development for bringing the oriental store into the Lake Hills Shopping Center. He stated that he particularly enjoys the fresh fish.

Mr. Serr commented on communications between the City Council and Community Council. He stated that he felt that meeting informally on a regular basis would open communication lines. Mr.

Serr reiterated his past suggestion that the Community Council have a representative regularly attend the City Council meetings.

Mr. Serr next reminded Council that the July filing date for four open City Council positions draws near. He reviewed the number of registered voters in Bellevue, the methodology for calculating the active voter roster and the resulting decrease of registered voters in the City of Bellevue.

Mr. Keeffe stated that Bellevue Community College is in the process of purchasing properties on 145th near Sunset Ranch. He suggested that the Council stay apprised as to what is happening in that area. He noted the previous low property valuations and their potential affect on the present purchasing prices.

13. Executive Session

14. Approval Summary Minutes

(a) May 6, 2003 East Bellevue Community Council Summary Minutes

Mr. Keeffe moved approval of the May 6, 2003 East Bellevue Community Council Summary Minutes. Mr. Seal seconded the motion which carried unanimously.

15. Adjournment

Mr. Keeffe moved adjournment. Mr. Seal seconded the motion which carried with a vote of 4-0. The East Bellevue Community Council Regular Meeting of June 3, 2003 adjourned at 8:05 pm.

Submitted By:

Michelle Murphy, CMC
Deputy City Clerk